

Project Number: 818-017-082

LARRY R. NELSON, P.E.  
President

November 3, 2009

- STRUCTURAL
- CIVIL
- SURVEY
- PLANNING

City of Las Vegas  
Planning and Development  
731 S. Fourth Street  
Las Vegas, NV 89101

**Re: Justification letter for SKYVIEW PINES  
Apn# 139-27-502-003  
Approx. 4.86+/- acres**

Dear Staff:

On behalf of our client, Nevada Hand Inc., we are pleased to provide this justification letter to provide information on a Site Development Plan Review being submitted for consideration on the above referenced project.

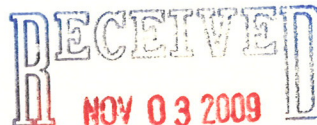
We are asking for this request to develop approximately 4.86 acres of property located on the south side of Owens Avenue and west of North main Street. This development will consist of 144 affordable family apartment units with a density of 29.38 units/acre, this site will feature a recreational building and pool with open space areas for the enjoyment of the residents.

We feel that the development we are proposing is compatible with the surrounding area and will be an enhancement to the neighborhood. With this in mind, we would respectfully request staff's recommendation of approval and support of this Site Development Plan Review. If you have any questions or concerns, please contact this office at your convenience.

Sincerely,  
L. R. NELSON CONSULTING ENGINEERS, INC.



Mark Bangan  
Planning Manager



**NEVADA**

**L. R. NELSON  
CONSULTING ENGINEERS, INC.**

6765 West Russell Road, Suite 200  
Las Vegas, NV 89118-1811

Phone 702 / 798-7978  
FAX 702 / 451-2296  
Email lrnelson@lrneng.com

**UTAH**

**L. R. NELSON  
CONSULTING ENGINEERS, L.L.C.**

51 West 9000 South  
Sandy, UT 84070-2008

Phone 801 / 565-8580  
FAX 801 / 565-9340  
Email lrnengineers@lrnslc.com

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